

ROBERT J. ANNESE
ATTORNEY AT LAW

May 9, 2017

Jennifer Raitt, Director
Department of Planning and Community Development
Town of Arlington
730 Massachusetts Avenue
Arlington, MA 02476

RE: 887 Massachusetts Avenue, Arlington, Massachusetts

Hi Jennifer:

Enclosed herewith please find an Application for Special Permits with respect to real estate located at 887 Massachusetts Avenue, Arlington, Massachusetts, including but not limited to an Application for Environmental Design Review.

Please refer to the Application for the zoning sections which they seek relief from.

The submission contains the following documents:

1. application;
2. project Impact Report;
3. dimensional form;
4. storm water management plan;
5. plot plan showing existing conditions;
6. proposed structure and landscape plan;
7. ground level plan proposing three (3) commercial units;
8. second floor plan proposing two (2), two-bedroom residential units;
9. third floor plan proposing two (2), two-bedroom residential units;
10. ground level plan showing basement mechanical floor plan;
11. front elevation, right-side elevation and left-side elevation with respect to the proposed structure;
12. renderings showing the proposed structure; and
13. a check in the amount of \$200.00 representing the filing fee in connection with this matter.

Ten (10) copies of each of the above referenced documents are being furnished to your office at this time.

Very truly yours,


Robert J. Annese

Enclosures

PLANNING & COMMUNITY
DEVELOPMENT
17 MAY -9 AM 11:28



TOWN OF ARLINGTON
REDEVELOPMENT BOARD

Application for Special Permit In Accordance with Environmental Design
Review Procedures (Section 11.06 of the Zoning Bylaw)

Docket No. 3531

1. Property Address 887 Massachusetts Avenue
Name of Record Owner(s) Carowell, LLC Phone 781-646-4911
Address of Owner 1193 Massachusetts Ave., Arlington, MA 02476
Street City, State, Zip
2. Name of Applicant(s) (if different than above) _____
Address _____ Phone _____
Status Relative to Property (occupant, purchaser, etc.) _____
3. Location of Property Map 053.0, Block 0001, Lot 0005.0
Assessor's Block Plan, Block, Lot No.
4. Deed recorded in the Registry of deeds, Book _____, Page _____;
-or- registered in Land Registration Office, Cert. No. 261909 in Book 1487, Page 145.
5. Present Use of Property (include # of dwelling units, if any) Property is currently vacant.
6. Proposed Use of Property (include # of dwelling units, if any) Mixed use
Residential and commercial containing four (4) two-bedroom
residential units and three (3) commercial units
7. Permit applied for in accordance with 8.12(a)(7)
the following Zoning Bylaw section(s) Article 10 ATM 4/10 (2)
Article 11.06
Article 6 ATM 4/16
section(s) title(s)
8. Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the permits you request. Include any reasons that you feel you should be granted the requested permission.

(In the statement below, strike out the words that do not apply)

The applicant states that Carowell, LLC is the owner -or- occupant -or- purchaser under agreement of the property in Arlington located at 887 Massachusetts Avenue which is the subject of this application; and that unfavorable action -or- no unfavorable action has been taken by the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the Zoning Bylaw or by the Redevelopment Board, should the permit be granted.

CAROWELL, LLC

CAROWELL, LLC

Signature of Applicant(s)

By: John A. Carney, Mgr. By: Deborah Nowell, Mgr.

1193 Massachusetts Ave., Arlington, MA 02476 781-646-4911

Address

Phone

7/08

Project Impact Report
887 Massachusetts Avenue
Arlington, MA
May 8, 2017

Prepared for:
Carowell, LLC
1193 Massachusetts Avenue
Arlington, MA

- **Preservation of Landscape:** The existing developed site is covered 100% with impervious surface, consisting of concrete, bituminous asphalt paving or building. This condition is consistent with the two abutting properties that are also almost entirely covered with impervious surfaces. The site is nearly flat and will not undergo any significant grading modifications. The proposed development will improve the site with approximately 600 square feet of new landscaping that will include grass, shrubs, and a flowering tree. This will have a positive effect not only on the site but also on the surrounding area.
- **Relation of Buildings to Environment:** The site is surrounded in the immediate vicinity by single-story commercial uses, multi-story residential uses, and a multi-story educational building (AHS). The proposed three-story mixed-use building is synergistic with all adjacent uses, and the scale of the proposed three-story building is appropriate with the surrounding structures. While adjacent structures are built to the property lines, this building will have comply with all rear and side yard setbacks, improving the environment not only on this site but on the two adjacent sites as well. While the immediate area lacks any consistent architectural theme or style, the contemporary form and materials chosen for the proposed building should allow it to blend aesthetically into its surroundings.
- **Open Space:** While the site is limited in physical size, and the adjacent abutting structures are built right to the lot lines, we were able to create two open spaces on the site that offer natural visual relief to passersby, and provide the users of the site separation from its densely developed neighbors. We anticipate the residents to utilize the significant open space at the adjacent high school.
- **Circulation:** Vehicular access to the site will be limited to a single new curb cut on Schouler Court. This will provide access to six on-site parking spaces. A large existing curb cut on Massachusetts Avenue will be abandoned. The site is abutted on two sides by wide concrete sidewalks (Mass Ave. and Schouler court). First floor public spaces will be accessible from the existing level sidewalk on Massachusetts Avenue. Accessible ramps or stairs will not be necessary. We anticipate the business users on the first floor take advantage of the pedestrian friendly wide sidewalk to provide benches, small tables, or maybe a bike rack, depending on their clientele.

- **Surface Water Drainage:** The existing developed site is covered 100% with impervious surfaces. The proposed project will include two separate landscaped areas totaling approximately 600square feet. Additionally, the applicant is proposing to install a subsurface stormwater management system to recharge roof runoff. See attached plan and letter.
- **Utility Service:** There is currently water, sewer, electric, and telephone services on-site. The applicant proposes to utilize the existing 4" sewer service; upgrade the existing domestic water to a 1" copper service; electric, telephone, and CATV services will be brought overhead from the existing utility pole at the northeast corner of the site. Applicant is working with a fire protection engineer to design the fire alarm system and determine the required fire service line. Gas is not on-site and is not expected to be utilized. A small exterior trash receptacle will be utilized to collect solid waste. This receptacle will be shielded with plantings so as to be inconspicuous.
- **Advertising Features:** A sign band has been incorporated above the first floor storefront systems on the Massachusetts Avenue façade. It is anticipated that the first floor business users will seek approvals for any desired signage independent of the submission. There is not a consistent signage protocol in the immediate surrounding area. As shown on the renderings, non-illuminated building identification numbers will be installed high on the east and west facades. We believe these larger numbers will not be visually offensive but allow vehicular traffic to identify the building sooner, resulting in a safer environment.
- **Special Features:** The building incorporates an overhang above the first floor level that has significant purpose. In addition to breaking up the façade, the overhang helps identify the commercial spaces, and its scale and proportion are in harmony with pedestrian scale of the first floor. Functionally, the overhang will act as a sunshade for the south facing façade, and can offer passersby shelter from the rain. Other than a well-screened trash receptacle (as addressed in Section 6) and an existing utility pole, there will not be additional equipment, storage, or exposed machinery that will have a detrimental effect on the adjacent or nearby surroundings. While not yet specified, there will be low-impact high efficiency HVAC components and low scone residential exhaust fans utilized. We anticipate the minimal noise emitted by these necessary utilities will be negated by the ambient noise level of the abutting Massachusetts Avenue.
- **Safety:** The parking facility and public spaces on site will be well lit as so to provide a sense of personal security. The building and adjacent areas will be constructed in accordance with all applicable life safety codes, ensuring the safety of all building occupants. Redevelopment of this derelict property will result in an increased level safety of in the area.

- **Heritage**: The existing long neglected structure, which in a former life was a gas station / garage, is of no historical or cultural significance. Additionally, other than the nearby Arlington High School, none of the adjacent properties or structures offers any value in this regard. This proposed project has no deleterious effect on the heritage of the immediate area or the town overall.
- **Microclimate**: As previously addressed in Sections 1, 3, and 5 above, the project will include approximately 600 square feet of new landscaping, which alone will have a positive effect on the immediate environment, specifically air quality and stormwater management. Through proper material selection and good design practices, the project will minimize light, air, and noise pollution.
- **Sustainable Building and Site Design**: The site will be developed in compliance with all applicable codes, including building, mechanical, electrical, plumbing, and energy conservation codes. While the applicant will not seek LEED certification for the project, many LEED initiatives across all categories will be implemented. See attached LEED Project Checklist for more information.

Michael A. Aveni
MA Architect License #31349

TOWN OF ARLINGTON
Dimensional and Parking Information
for Application to
The Arlington Redevelopment Board

Docket No. _____

Property Location 887 Massachusetts Avenue

Zoning District B2A

Owner: Carowell, LLC

Address: 1193 Massachusetts Avenue

Present Use/Occupancy: No. of Dwelling Units:
n/a 0

Uses and their gross square feet:
1572

Proposed Use/Occupancy: No. of Dwelling Units:
R2 4

Uses and their gross square feet:
8796 (excluding basement)

	Present Conditions	Proposed Conditions	Min. or Max. Required by Zoning for Proposed Use
Lot Size	6,196	6,196	min. ---
Frontage	91.89'	91.89'	min. 50'
Floor Area Ratio	.30	1.42	max. 1.5
Lot Coverage (%) (where applicable)	25.3%	42.1%	max. ---
Lot Area per Dwelling Unit (square feet)	---	1,549	min. 700
Front Yard Depth (Ft.)	23.2'	0	min. 0
Side Yard Width (Ft.)	32'	20.2'	min. 0
	16.4'	5.2'	min. 0
Rear Yard Depth (Ft.)	1.0'	18.9'	min. 19.0'
Height			min.
Stories	1	3	stories 5
Feet	21' +/-	35' +/-	feet 60'
Open Space (% of G.F.A.)			min. ---
Landscaped (s.f.)	0	600	(s.f.) ---
Usable (s.f.)	0	0	(s.f.) ---
Parking Spaces (No.)	20+/-	---	min. 6
Parking Area Setbacks (Ft.) (where applicable)	0	0	min. ---
Loading Spaces (No.)	---	---	min. ---
Type of Construction	5B	5B	
Distance to Nearest Building	2.5'	5.2'	min.

Salem Village Consulting

May 5, 2017

Mr. John Carney
Carowell, LLC
1193 Massachusetts Ave.
Arlington, MA 02476

RE: 887 Massachusetts Ave. – Storm Water Improvements

Dear John,


At your request, I have compiled a storm water management plan for your project at 887 Massachusetts Ave. to meet the Arlington Redevelopment Board's Environmental Design Review requirements. The plan includes a storm water recharge system designed to capture and infiltrate roof run-off from the proposed building. The system will have the capacity for up to a 10 year (4.5") storm event.

Since the development will result in the reduction of approximately 600 s.f. of impervious surfaces it will not be required to meet the town's Storm Water Mitigation By-Law

With the proposed storm water best management practices and the reduction of impervious surfaces on the property, there will be a significant reduction in the storm water generated from the site.

If you have any questions on the information provided please do not hesitate to contact me.

Regards,


John Barrows, P.E.



90 Pine Street, Danvers, Massachusetts, 01923
978-204-2390
johnbarrows_pe@yahoo.com



LEED v4 for BD+C: New Construction and Major Renovation Project Checklist

Project Name: **887 MASSACHUSETTS AVE**
Date: **MAY 5, 2017**

Y 2 N
Credit Integrative Process 1

0	0	0	Location and Transportation	16
Y			LEED for Neighborhood Development Location	16
Credit			Sensitive Land Protection	1
Credit			High Priority Site	2
Credit			Surrounding Density and Diverse Uses	6
Credit			Access to Quality Transit	5
Credit			Bicycle Facilities	1
Credit			Reduced Parking Footprint	1
Credit			Green Vehicles	1

0	0	0	Sustainable Sites	10
Y			Construction Activity Pollution Prevention	10
Credit			Site Assessment	1
Credit			Site Development - Protect or Restore Habitat	2
Credit			Open Space	1
Credit			Rainwater Management	3
Credit			Heat Island Reduction	2
Credit			Light Pollution Reduction	1

0	0	0	Water Efficiency	11
Y			Outdoor Water Use Reduction	11
Credit			Indoor Water Use Reduction	11
Credit			Building-Level Water Metering	2
Credit			Outdoor Water Use Reduction	5
Credit			Indoor Water Use Reduction	2
Credit			Cooling Tower Water Use	1
Credit			Water Metering	1

0	0	0	Energy and Atmosphere	33
Y			Fundamental Commissioning and Verification	33
Credit			Minimum Energy Performance	16
Credit			Building-Level Energy Metering	16
Credit			Fundamental Refrigerant Management	5
Credit			Enhanced Energy Performance	16
Credit			Advanced Energy Metering	1
Credit			Demand Response	2
Credit			Renewable Energy Production	3
Credit			Enhanced Refrigerant Management	1
Credit			Green Power and Carbon Offsets	2

0	0	0	Materials and Resources	13
Y			Storage and Collection of Recyclables	13
Credit			Construction and Demolition Waste Management Planning	13
Credit			Building Life-Cycle Impact Reduction	5
Credit			Building Product Disclosure and Optimization - Environmental Product Declarations	2
Credit			Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
Credit			Building Product Disclosure and Optimization - Material Ingredients	2
Credit			Construction and Demolition Waste Management	2

0	0	0	Indoor Environmental Quality	16
Y			Minimum Indoor Air Quality Performance	16
Credit			Environmental Tobacco Smoke Control	16
Credit			Enhanced Indoor Air Quality Strategies	2
Credit			Low-Emitting Materials	3
Credit			Construction Indoor Air Quality Management Plan	1
Credit			Indoor Air Quality Assessment	2
Credit			Thermal Comfort	1
Credit			Interior Lighting	2
Credit			Daylight	3
Credit			Quality Views	1
Credit			Acoustic Performance	1

0	0	0	Innovation	6
Y			Innovation	6
Credit			LEED Accredited Professional	5
Credit			Regional Priority	4
Credit			Regional Priority Specific Credit	1
Credit			Regional Priority Specific Credit	1
Credit			Regional Priority Specific Credit	1

0	0	0	TOTALS	Possible Points: 110
Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110				